

# \$1,200,000 - 5045 Arroyo Lindo Ave, San Diego

MLS® #250021574SD

**\$1,200,000**

3 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0 Acres

San Diego, San Diego,

Charming Home with Endless Potential on a Private Cul-de-Sac street! Discover this cozy 3-bedroom, 2-bathroom home, perfectly situated in a prime location. Featuring original wood floors, vinyl shutters, and a sliding door leading to a covered patio, this home blends classic charm with modern convenience.

Recent updates include a newer roof and water heater, plus a freshly painted exterior ready for you to add your personal touches! Sitting on a one-of-a-kind 14,600 sq. ft. flat lot on a canyon bluff, the possibilities are endless! Create your dream backyard with space for a vegetable garden, fruit trees, a pool, or even chickens a rare find. This home offers easy access to CA-52, I-5, and CA-805, and is just minutes from La Jolla, UCSD, Marian Bear Memorial Park, shopping, dining, cinemas, and more! Don't miss out on this incredible opportunity! Charming 3-Bedroom Home with Endless Potential! 3 Bedrooms and 2 Bathrooms. Amazing 14,600 sq. ft. lot. Prime Location, Nestled on a private cul-de-sac street, this home offers tranquility while being conveniently close to major highways CA-52, I-5, CA 805 ensuring easy commutes and access to amenities. Original charm to enjoy the timeless beauty of original wood floors and vinyl shutters. A sliding door leads to a covered patio, perfect for outdoor relaxation and entertaining. Recent Upgrades: a newer roof and water heater, along with a freshly painted exterior, providing peace of mind and reduced maintenance costs. Expansive flat lot



14,600 sq. ft. offers endless possibilities—cultivate a vegetable garden, plant fruit trees, or consider adding a pool, or even space for chickens! Scenic Views situated on a canyon bluff, the property boasts picturesque vistas, enhancing its unique appeal. Opportunity awaits is a canvas ready for your personal touches. With its abundant potential, you can transform it into your dream residence. Proximity to major highways ensures quick access to shopping, dining, schools, and recreational facilities, making it an ideal spot for both convenience and serenity. Perfect for all!

Built in 1959

## Essential Information

MLS® #	250021574SD
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.34
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Vicki Dutch-jones
Listing Office	Coldwell Banker West

## Community Information

Address	5045 Arroyo Lindo Ave
Area	92117 - Clairemont Mesa
Subdivision	San Diego
City	San Diego
County	San Diego
Zip Code	92117

## Amenities

Parking Spaces	4
Parking	Driveway
# of Garages	2
Garages	Driveway
Pool	None

## Exterior

Exterior	Stucco
Roof	Composition
Construction	Stucco

## Interior

Interior	Carpet, Wood
Interior Features	Bedroom on Main Level
Appliances	Dishwasher, Gas Cooking, Gas Water Heater, Refrigerator
Heating	Electric, Forced Air
Cooling	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 14th, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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